



Chicago Metropolitan Agency for Planning

Agenda Item No. 5.0

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MEMORANDUM

To: Local Coordinating Committee

From: Drew Williams-Clark, CMAP Staff

Date: May 7, 2014

Re: Model Toolkits and Ordinances

Background

The **Model Toolkits and Ordinances** project prepares model planning approaches on topics of interest to local communities and planners. These have included ordinances, other regulations, or treatments of other planning issues. Topics addressed in the past have included parking; local food; arts and culture; form-based codes; and climate change adaptation. A toolkit on immigrant integration is also almost complete.

The target audiences of each deliverable are municipal staff and officials. Deliverables provide strategies to analyze existing conditions, propose alternative policy and programmatic solutions, and outline a process for implementing those solutions.

As these deliverables are produced, staff work with communities to implement policies locally under the Local Technical Assistance (LTA) program. For example, CMAP is in the final stages of parking projects in both **Hinsdale** and the **Wicker Park/Bucktown** neighborhood of Chicago. Staff have collected and analyzed data on parking supply and demand to inform recommendations in both projects. Robust public outreach has also engaged local stakeholders in discussions about the tradeoffs inherent in various parking management strategies to increase livability and reduce congestion. In the case of Hinsdale, recommendations have focused on managing parking to best support the business community while making it easier for visitors and shoppers to find parking. In Wicker Park/Bucktown, the plan covers a range of topics including but not limited to traffic congestion, parking pricing, parking availability, and alternative transportation.

Toolkits in Progress

Staff analyzed the 2012 municipal survey and reflected upon lessons learned from the LTA and policy analysis programs to identify model approaches to be addressed in FY 14 (July 1, 2013 – June 30, 2014). Staff distributed a memo and sought feedback on topics identified through this

analysis at working committee meetings last year. Five deliverables have been initiated for the FY 14 Model Plans, Ordinances, and Codes project. A progress update is provided for each below.

Aging in Community: Increasingly, seniors are interested in aging in place or remaining in their communities as they grow older. Staff are in the process of creating a resource that describes best practices in municipal policies to increase senior mobility and access to housing and amenities. GO TO 2040 analysis projects that the senior population will increase as a proportion of total population over the next 30 years. Staff have learned valuable lessons about how to address aging in place through work on the Norridge comprehensive plan, which included a robust treatment of the topic. The Human and Community Development committee will serve as the toolkit steering committee, while the Housing and Land Use committees will also receive updates. Staff anticipates that this project will be complete in the spring of 2015.

Complete Streets: The Active Transportation Alliance (ATA) defines this as “a commitment by a municipality to accommodate all users of the roadways, including pedestrians, bicyclists, transit users and motorists in all new transportation projects whenever appropriate, including the design of new facilities and the improvement and maintenance of existing facilities.” CMAP has partnered with both ATA and the National Complete Streets Coalition to develop a resource that will help municipal officials both adopt and implement their own such policy. Staff have consulted with members of the Bicycle and Pedestrian Task Force thus far in developing the toolkit. Staff anticipates that this toolkit will be complete in the fall of 2014.

Conservation Design Model Ordinance: Staff work in this area will update previous work by NIPC and Chicago Wilderness that provides model ordinance language and guidelines for local plans with the objective of protecting natural resources in new and existing developments. Examples include providing buffers for wetlands and streams, minimizing the amount of impervious surfaces, and clustering home sites together to preserve more open space. The Environment and Natural Resources committee is serving as the steering committee for this deliverable, while the Land Use committee will also receive updates. This project will proceed concurrently with development of new conservation-oriented zoning and subdivision ordinances for the Village of Campton Hills, and each project is intended to inform the other to create the best products. Project is anticipated to begin in fall of 2014 and conclude in summer of 2015.

Environmental Sustainability Plans: CMAP has partnered with Seven Generations Ahead and the Metropolitan Mayors Caucus (the Caucus) to develop this toolkit. Environmental sustainability plans serve as road maps to help municipalities implement strategies and work with stakeholder groups to improve environmental conditions and adapt to the changing climate. CMAP’s toolkit will outline the process and describe technical tasks involved in producing such plans, focusing on land use and development; transportation and mobility; open space and ecosystems; water; waste; energy; air and climate; and education as core topics. Staff have learned valuable lessons about how to create sustainability plans and performance measures through LTA projects including the Park Forest Sustainability Plan, Niles Environmental Action Plan, and the Oak Park River Forest Community Sustainability Report Card. The Environment and Natural Resources committee is serving as the toolkit’s steering

committee, while the Land Use committee will also receive updates. Staff anticipates that this toolkit will be complete in the fall of 2014.

Fair Housing: CMAP and the Chicago Area Fair Housing Alliance (CAFHA) completed the region's Fair Housing and Equity Assessment (FHEA) in 2013. The report lays out the case that racial patterns in housing and education in the region have persisted over the last several decades. While in part unintentional, this segregation has had a dampening effect on the region's economic growth. This challenge is best addressed through proactive policies and actions by local governments as opposed to litigation, which has played a central role in the past. The FHEA frames broad solutions, but staff hope to take a deeper dive into municipal policy and programmatic approaches with this project. Both the Human and Community Development and Housing committees have received progress updates on this toolkit. CMAP is currently seeking philanthropic funding support for this project.

Homes for a Changing Region: In partnership with the Caucus and the Metropolitan Planning Council, CMAP has received funding from the National Foreclosure Settlement awards through the Illinois Attorney General's office to create a toolkit that will allow municipalities to create their own forward thinking housing policy plans. Through the LTA program, the partners have completed 14 such plans for municipalities so far, with 12 more on the way. [Homes plans](#) provide municipal housing market forecasts that compare current supply to projected demand by household age and income. Each plan also includes policy recommendations to address forecasted supply gaps. The toolkit will consist of a series of tools and guides covering the various components of the *Homes* process, including market forecast modeling and analysis; public outreach and engagement; and housing policy recommendations. While this toolkit will be under development for three years, CMAP anticipates that the first draft of the full toolkit will be available for use in January 2015.

ACTION REQUESTED: Informational